

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Kovvur Municipal - Change of land use from Public and State Government use to Residential use to an extent of Ac.4.67 cents in R.S.No.566/2, 3 & 4 of Kovvur Municipality – Draft variation – Confirmed – Orders –Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 444

Dated: 25.10.2013.

Read the following:-

1. From the DT&CP, Hyderabad Lr.Ro.No.9505/2012/R, Dated: 06.09.2012.
2. Govt. Memo.No.21379/H1/2012-1, Dated.22.09.2012.
3. From the DTCP Lr.Roc.No.9505/2012/R, Dated: 14.02.2013.
4. Govt. Memo.No.21379/H1/2012-2, Dated. 24.04.2013.
5. From the DTCP Lr.Roc.No.9505/2012/R, Dated: 22.06.2013.
6. Govt. Memo No.21379/H1/2012-3, Dated: 19.07.2013.
7. From the Commissioner of Printing, A.P. Extraordinary Gazette No.556, Part-I, Dated: 01.08.2013.
8. From the DTCP Lr.Roc.No.9505/2012/R, Dated: 25.09.2013.

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ORDER:-

The draft variation to the Kovvur General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.579MA., dated: 6.11.1996, issued in Government Memo No.21379/H1/2012-3, Municipal Administration & Urban Development Department, Dated: 19.07.2013, published in the Extraordinary issue of A.P. Gazette No.556, Part-I, dated: 01.08.2013. On publication no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 5th read above has informed that the applicant has paid an amount of Rs.94,335/- (Ninety Four Thousand Three Hundred Thirty Five only) towards development charges & an amount of Rs.75,475/-(Seventy Five Thousand Four Seventy Five only) towards conversion charges vide demand draft bearing No.717771 Dt. 11.06.2013 as per G.O.Ms.No.158 MA., dated: 22-03-1996. Further in the reference 8th read above the Director of Town & Country Planning, Hyderabad has informed that the Municipal Commissioner, Kovvur has published the draft variation notification in Andhra Prabha, Telugu daily news paper and Indian Express, English daily news paper. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry

The Municipal Commissioner, Kovvur Municipality, Kovvur, East Godavari.

Copy to:

The individual through the Municipal Commissioner, Kovvur Municipality, East Godavari.

The Collector & District Magistrate, East Godavari District.

SC/SF.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kovvur Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.556, Part-I, dated: 01.08.2013 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.566/2,3&4 to an extent of Ac. 4.67 cents of Kovvur Town, the boundaries of which shown in the schedule hereunder and which is earmarked for Public & Semi-Public (SG) use in the General Town Planning Scheme (Master plan) of Kovvur Municipality sanctioned in G.O.Ms.No.579 MA., Dated: 06.11.1996 is now designated for Residential use by variation of change of land use based on the Council Resolution No.284, dated.16.07.2012 and as marked "A,B,C,D,E,F,G" in the revised part proposed land use map bearing G.T.P.No.16/2013/G available in the Municipal Office, Kovvur Town, **subject to the following conditions that:**

1. The applicant shall obtain prior permission from the competent authority for future Development.
2. The applicant shall hand over the areas affected in the master Plan roads as shown in the plan through registered gift deed at free of cost.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Existing 18.29 M (60') wide MP. Mini bypass road (as per M.P. 60'-0" wide road)
East	: Residential use as per the G.T.P.No.30/2008.
South	: 40'-0" wide M.P. Road.
West	: Agricultural land in R.S.No.566/4P, 566/1A.

Dr. S.K. JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.